



**City of Banning**  
**99 E. Ramsey Street**  
**Banning, CA 92220**

March 17, 2015

To Interested Residents and Members of the Public:

Rancho San Gorgonio LLC has submitted an application for a development of a master planned community called Rancho San Gorgonio (RSG) Specific Plan (SP). The Specific Plan includes residential, commercial, parks and trails, and infrastructure (water, sewer, storm drain, and roads) development. Attached is a copy of the fourth draft RSG Specific Plan dated January 26, 2015. The Specific Plan will continue to evolve until such time that all the facts are submitted to the City. Please continue to check the City's website at [www.ci.banning.ca.us/rsgSpecificPlan](http://www.ci.banning.ca.us/rsgSpecificPlan) regarding any future updates to the Specific Plan.

The project site is located on the south side of the I-10 between Westward Avenue and the southerly City boundaries and Sunset and San Gorgonio Avenue. The project site is approximately 831 acres. Of the 831 acres, 161 acres is located outside of the City boundaries and within the jurisdiction of the County of Riverside and requires an annexation through the Local Agency Formation Commission. The Specific Plan proposes a variety of residential opportunities including small, medium, and larger lot single-family detached homes; various potential configurations of single-family dwellings for a total of 3,385 units. The Specific Plan also proposes a 9.3 acre site for commercial uses; 14 acres for elementary school site acquired and developed by the Banning Unified School District (BUSD); 210 acres of active and passive parks including sports fields; 77 acres for circulation uses and drainage way improvements for flood control purposes.

Environmental analysis is required under the California Environmental Quality Act (CEQA). Environmental documents are being prepared at this time. As of the date of this letter, no recommendations about the project have been made to the Planning Commission and City Council. This is because Staff does not have all of the facts about the project. Some of the facts will come during the preparation of the Draft Environmental Impact Report (DEIR) including comments from the various agencies. Therefore, no dates for the Planning Commission or City Council public hearings have been scheduled at this time.

The residents/general public will be notified as to any future meetings regarding this project for the preparation of the DEIR. If you are interested in receiving information about the project, please submit your contact information including your e-mail address to: *Brian Guillot, Acting Community Development Director, City of Banning, 99 E. Ramsey Street, Banning, CA 92220. E-Mail Address is [bguillot@ci.banning.ca.us](mailto:bguillot@ci.banning.ca.us).*

If you have any questions about this letter or the draft Specific Plan, please call me at (951) 922-3131 or e-mail me at the e-mail address above.

Sincerely,

Brian Guillot  
Acting Community Development Director